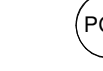


1 OVERALL SITE PLAN
A2.10 A0.10 1 : 250

SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK (DIMENSIONED AS SHOWN)
	NEW PRIMARY ENTRANCE DOOR
	NEW MAN DOOR
	NEW OVERHEAD DOOR
	FIRE ROUTE C/W REQUIRED SIGNAGE AS PER MUNICIPAL REQUIREMENTS
	PAINTED PEDESTRIAN WALKWAY
	SEMI-PERMANENT PRE-CAST CONCRETE JERSEY BARRIER (REFER TO CIVIL DRAWINGS)
	PAINTED PAVEMENT MARKINGS, (SEE SITE GRAPHICS DETAILS)
	NEW PAINTED PARKING ISLAND, COORDINATE WITH OTHER DISCIPLINES.
	NEW LANDSCAPED AREA, REFER TO LANDSCAPE DRAWINGS

SITE DATA TABLE		
	REQUIRED BY ZONING	PROPOSED
ZONING	EMPLOYMENT AREA GENERAL [EAG]	EMPLOYMENT AREA GENERAL [EAG] (EXISTING TO REMAIN)
BUILDING HEIGHT	15m MAX.	4.2m
MINIMUM LOT AREA	1000m²	13,470m²
MINIMUM LOT FRONTAGE	25m	143m
MINIMUM FRONT YARD SETBACK	10m MIN.	38m
MINIMUM INTERIOR YARD SETBACK	3m MIN.	28m
MINIMUM EXTERIOR YARD SETBACK	3m MIN.	N/A
MINIMUM REAR YARD SETBACK	3m MIN.	33m
MAXIMUM LOT OCCUPANCY	80% MAX.	???
GROSS FLOOR AREA (GFA)	***	548.5 m²

SITE PLAN - PARKING SCHEDULE			
PATTERN	PARKING STALLTYPE	PARKING SPACE USAGE	PROPOSED
	INDUCT	LINE HAUL LOADING - 18.3m x 4.3m (60'-0" x 14'-0")	1
	LOADING	VAN LOADING - 8.3m x 3.5m (27'-4" x 11'-4")	9
	STAGING	VAN STAGING - 8.3m x 3.7m (27'-4" x 12'-0")	9
	STANDARD	STANDARD TYPICAL - 6.5m x 2.7m (21'-4" x 9'-0")	10
	BARRIER-FREE	BARRIER FREE - 6.5m x 3.4m (21'-4" x 11'-2")	1
VAN		VAN - 7.3m x 3.4m (24'-0" x 11'-0")	99
EXTERIOR: 132			

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KEYNOTE LEGEND	
TAG	DESCRIPTION
PG-11	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE)
S007	NEW SEMI-PERMANENT PRE-CAST CONCRETE JERSEY BARRIER - TO BE PAINTED SAFETY YELLOW.
S009	PROPOSED TRASH ENCLOSURE.
S011	NEW EXTERIOR STEEL STAIR AND PIPE HANDRAIL. REFER TO PLANS.
S031	NEW RUBBER SPEED BUMP, PER OWNER STANDARDS, TYPICAL AS SHOWN. REFER TO CIVIL.
S038	PROPOSED AREA FOR SNOW STORAGE.
S043	NEW EXTERIOR 152mm (6") DIA. PAINTED STEEL BOLLARD WITH CONCRETE FILL, TYPICAL AS SHOWN. REFER TO STRUCTURAL AND SPECIFICATIONS.
S062	NEW PRECAST CONCRETE WHEEL STOP, FINAL LOCATION TO BE CONFIRMED BY OWNER. TYPICAL AS SHOWN. REFER TO SPECIFICATIONS.
S073	MONUMENT OR PYLON SIGN, REFER TO EXTERIOR SIGNAGE SHEETS
S078	FIRE ROUTE, PROVIDE HEAVY DUTY REINFORCED GRAVEL. REFER TO CIVIL DRAWINGS

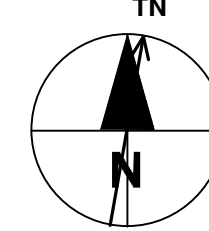
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3	2025-03-24	ISSUED FOR MINOR VARIANCE
2	2025-02-19	ISSUED FOR ADD-A-01
1	2024-07-19	ISSUED FOR 60% REVIEW
0	2024-07-09	ISSUED FOR 30% REVIEW
I/R	DATE	DESCRIPTION

NOT FOR CONSTRUCTION